



**GRASSROOTS**  
REALTY GROUP

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**273 Couleesprings Terrace S  
Lethbridge, Alberta**

**MLS # A2231049**



**\$480,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Southgate  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Bi-Level   |               |                   |
| <b>Size:</b>     | 1,010 sq.ft.   | <b>Age:</b>   | 2007 (18 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Additional Parking, Concrete Driveway, Double Garage Detached, Gated, On |               |                   |
| <b>Lot Size:</b> | 0.09 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Landscaped  |               |                   |

|                    |                                 |
|--------------------|---------------------------------|
| <b>Heating:</b>    | Forced Air                      |
| <b>Floors:</b>     | Carpet, Hardwood, Linoleum      |
| <b>Roof:</b>       | Asphalt Shingle                 |
| <b>Basement:</b>   | Finished, Full                  |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame        |
| <b>Foundation:</b> | Poured Concrete                 |
| <b>Features:</b>   | Central Vacuum, No Smoking Home |

|                   |     |
|-------------------|-----|
| <b>Water:</b>     | -   |
| <b>Sewer:</b>     | -   |
| <b>Condo Fee:</b> | -   |
| <b>LLD:</b>       | -   |
| <b>Zoning:</b>    | R-L |
| <b>Utilities:</b> | -   |

**Inclusions:** N/A

Pristine four bedroom, three bathroom including 3 piece ensuite bilevel home with approximately 2000 square feet of living space, located in the most desirable Southgate community of Lethbridge. Freshly painted with newer appliances, situated close to parks, lakes, playgrounds, schools and shopping. This home is very well appointed with many upgrades with a great floor plan than utilizes the space extremely well. The exterior is beautifully landscaped, has a large patio that could be RV parking and has a 20x22 insulated garage. Call your favourite REALTOR® to view this gem today.